CITY OF ARLINGTON BIMER SHORT PLAT

FILE NO. MN-01-011-FSP

SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST WM

OWNERS CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY SHORT SUBDIVIDED, HEREBY DECLARE THIS SHORT SUBDIVISION AND GERTIFY THAT THE SUBDIVISION IS MADE WITH THEIR -- FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES.

/ (FAMILY LIMITED PARTNERSHIP)

ACKNOWLEDGMENT

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOSEPH P. BIMER. IS-THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS GENERAL PARTNER FOR THE AUGUST AND HELEN BIWER FAMILY LIMITED PARTNERSHIP, A WASHINGTON STATE LIMITED PARTNERSHIP TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 3-29

MY APPOINTMENT EXPIRES 5-29-01

CONDITIONAL RESTRICTIONS

. THIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, ON WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN RCW CHAPTER 14,08 AND ARLINGTON MUNICIPAL CODE TITLE 14 ARE AND MAY BE CONDUCTED, INCLUDING OVER FLIGHT ACTIVITIES CREATING NOISE IMPACTS ON THE PROPERTY.

2. SINCE AIRCRAFT WILL BE FLYING OVER THE PROPOSED AREA, ANY OUTDOOR LIGHTING SHALL BE DOWN SHIELDED AS TO REDUCE ANY TYPE OF GLARE WHICH COULD INTERFERE WITH FLIGHT OPERATIONS.

3. NO USE MAY BE MADE OF THE PREMISES WHICH CAN OR DOES INTERFERE WITH USE OF THE AIRPORT BY AIRCRAFT BY REASON OF ELECTRICAL, ELECTRONIC, OR SMOKE EMANATIONS, LIGHTING CONDITIONS, HEIGHT OF ANY STRUCTURE OR APPURTENANCE, OR ANY USE WHICH MAY ATTRACT BIRDS.

4. NO DEVELOPMENT SHALL BE ALLOWED EXCEPT IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT.

PUBLIC UTILITY EASEMENT DECLARATION:

THE DECLARANT HEREBY RESERVES AND CONVEYS TO EACH UTILITY COMPANY OR MUNICIPAL UTILITY PURVEYOR PROVIDING UTILITY SERVICES TO THE SHORT PLAT A PERMANENT, NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR AND RECONSTRUCTION OF ALL UTILITIES AND UTILITY SERVICES INCLUDING WITHOUT LIMITATION WATER, SANITARY SEWER, STORM SEWER, ELECTRICITY, CABLE AND TELEPHONE, OVER, UNDER AND THROUGH THE EXTERIOR IO FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED.

AVIGATION EASEMENT

I, AN AVIGATION EASEMENT IS HEREBY DEDICATED TO THE ARLINGTON AIRPORT OVER THE SHORT PLAT PROPERTY THAT BEGINS AT AN ELEVATION OF 287.00 FEET (MEAN SEA LEVEL) AND EXTENDS UPWARD. NO OBJECTS OF ANY KIND SHALL PENETRATE THAT SURFACE

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED THIS 12 DAY OF 12, 2001 AS BEING IN COMPLIANCE WITH ALL TERMS OF PRELIMINARY APPROVAL OF THE PROPOSED SHORT SUBDIVISION AND IS IN CONFORMANCE WITH THE APPLICABLE CITY ZONING AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

CITY OF ARLINGTON

LEGAL DESCRIPTION:

AUDITORS CERTIFICATE FILED FOR RECORD AT THE REQUEST OF THOMAS E. BARRY, THIS ____ DAY OF , 2001, AT _Y__ MINUTES PAST_Z__P.M. AND RECORDED IN VOL. RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

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THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21,

TOWNSHIP 31 NORTH, RANGE 5 EAST, WM, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

ALSO EXCEPT THE SOUTH 45 FEET THEREOF FOR SMOKEY POINT EDGECOMB ROAD.

(LEGAL BASED ON STEWART TITLE REPORT, POLICY #36271, DATED JAN. 17, 2001.)

EXCEPT THE NORTH 330 FEET OF THE WEST 280 FEET THEREOF;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

AUDITOR, SNOHOMISH COUNTY

DEPUTY/COUNTY AUDITOR

EXAMINED AND APPROVED THIS ______ DAY OF HIDEIL___, 2001 AS TO -____ THE ADEQUACY OF THE PROPOSED MEANS OF SEWAGE DISPOSAL AND WATER SUPPLY AND AS TO THE DESIGN OF SEWAGE AND WATER SYSTEM AND OTHER STRUCTURES AND AS TO THE SURVEY DATA THE LAYOUT OF STREETS, ALLEYS"""""""" AND OTHER RIGHTS-OF-WAYS. NOTE - THE CITY OF ARLINGTON DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS SURVEY.

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DIRECTOR OF PUBLIC WORKS CITY OF ARLINGTON

DIRECTOR OF PUBLIC WORKS APPROVAL

REV. 02 NJH/DJA 3-28-01

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SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST WM, AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS HAVE BEEN STAKED CORRECTLY ON THE GROUND, THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

THOMAS E. BARRY LICENSED LAND SURVEYOR LS 28067



and ASSOCIATES INC. LAND SURVEYS, MAPS, AND LAND USE PLANNING

307 N. OLYMPIC, SUITE 205 ARLINGTON, WASHINGTON 98223 (360) 435-3777 FAX (360) 435-4822

BY: DJA SCALE: 1" = 100' DATE: 3-28-01 PROJECT NO. OOI39A F.B. 5-31-8

-SECTION 21, TWP.31 N., RGE.5 E., W.M.

A PORTION OF THE S.E.I/4 S.W.1/4 SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. SNOHOMISH COUNTY, STATE OF WASHINGTON

